

Norman Forward
Griffin Park
Ad Hoc Advisory Group
April 27, 2017

The Norman Forward Griffin Park Ad Hoc Advisory Group of the City of Norman, Cleveland County, State of Oklahoma, met in the Conference Room on the 27th day of April, 2017 at 3:00 p.m. and notice and agenda of the meeting were posted at 201 West Gray Street, 48 hours prior to the beginning of the meeting.

ITEM 1, being:

APPROVAL OF THE MARCH 30, 2017 MEETING MINUTES

Member Gillis made the motion and Member Woodfin seconded to approve the minutes. The vote was taken with the following results:

YEAH: Chairman Dillingham and Members Fuentes, Gillis, Laffoon, and Woodfin

NAY: None

ITEM 2, being:

PRESENTATION OF THE PRELIMINARY CONCEPTS

Jim Crosby, with Planning Design Group (PDG) highlighted the three (3) preliminary concepts for the Norman Griffin Park Sports Complex as follows:

Concept A

Jim Crosby said the Griffin Park Soccer Complex will be a very important Norman facility and will include an upgraded ornamental fence into the facility with impressive front doors. Jim said Concept A includes 22 fields and has roughly 1400–1450 parking spaces that promote parking within the heart of the site (so it looks as though it was built this way along). The plan provides traffic calming which can include raised crosswalks; and indoor training, multi-use facility that faces the west; a designated premier field located by a plaza area, near the indoor training facility; wider sidewalks that utilize a maximum drainage system and plaza seating, etc. The concept includes two (2) separate restroom areas and two (2) restroom/concession areas. Jim said the Maintenance Building is proposed to be located by 12th Avenue; however, it could move more north in order to gain more public space. The concept ties into the existing parking and has good access to all the parking areas. Separate playground areas are located inside a gated/fenced area, but will be separate from the soccer fields and a bike plaza will connect with existing bike trails, splitting the fields into two large chunks, reflecting access points clearly so citizens recognize the pedestrian crossing. New trails will connect to a pedestrian bridge crossing over to Sutton Wilderness and the Dog Park. The pond will be located outside of the secure field areas and be a true public park setting.

Jim said he discussed the project with the architect working on the Cleveland County Fairgrounds project and stated their project includes a playground area and parking as well. He said their intent is to preserve the drive into the Fairgrounds that will include a gated control.

Concept B

This concept will have 22 fields and approximately 2,000 parking spaces. The design will allow access from one side of the park complex to the other without having to cross busy intersections and/or parking lots. Jim said the indoor training facility is located in the heart of the park, facing south, and will look onto the premier field. He said the entrances will be refined as the traffic study is done and parking, with heavy landscaping, will be located in front of the indoor training facility. If the Committee desired, one row of parking could be eliminated (250 spaces) to gain more green space. This option will also include an ornamental fence; two (2) separate restroom areas and two (2) restroom/concession areas; separate playground areas that are located inside a gated/fenced area, but will be separate from the soccer fields and a bike plaza. New trails will connect to a pedestrian bridge crossing over to Sutton Wilderness and the Dog Park.

Norman Forward Griffin Park Ad Hoc Advisory Group

Page 2 of 3

April 27, 2017

Concept C

Jim said this concept will have 23 ballfields and 1800 parking spaces. The indoor training facility will face west and have a premier field located east – behind the training facility. This design has a cross-through area, without crossing a parking lot, to a separate playground space; also include an ornamental fence; two (2) separate restroom areas and another two (2) restroom/concession areas; bike plaza and new trails will connect to a pedestrian bridge crossing over Sutton Wilderness and the Dog Park.

Jim said if the current northeast field was removed from the plan, the area could be additional public park space, a dog park, an amphitheater; play area and/or spray area.

Chairman Dillingham felt the master planning process needed to make effort(s) for all the parks to have signage and/or pavilions that have a similar feel and Jim said the plan will definitely include a similar and consistent monument signage and wayfinding sign system. He felt all of the parks in Norman have similar qualities while also having unique features. Jud Foster, Parks and Recreation Director, said all the neighborhood park signs are being re-worked and although Griffin Park will have more of a grand entrance type entry sign, it will be consistent with other park signage. Ryan Eshelman with GSB said it is very interesting how the branding and consistency works and is tied together.

Member Gollahalli asked whether or not each of the three (3) concepts fit within the budget and Ryan said specific costs have not been budgeted yet. Jim said the design team would like to land on one specific concept first then put together the budget in order to accomplish a “wish list”.

Councilmember Castleberry asked where the public art will be placed and Ryan said that will be discussed and determined going forward; however, he felt the plaza area would be a good location.

Member Salmond said he liked Concept B and suggested pushing out the fields that are located on the east and west side of the indoor facility. Member Gollahalli said he also liked Concept B and agreed with Jeff, stating that pushing out the fields would assist with any future expansion(s) to the indoor facility. He felt this design offered a lot of flexibility. Member Fuentes said Concept A divided the park area and soccer facility and she preferred Concept B reflecting the indoor facility in a more central, visually pleasing location.

Member Woodfin felt like Concept A would be best for future expansions(s) to the indoor facility and said Concepts B and C isolated the park from the rest of the facility. He said if the design removed field 17 and add more amenities it would help un-isolate the park space and be a better/easier sale for the public. Jim Crosby said field 17 is an odd placement for the park and Member Lafoon said if field 17 were removed, one of the other proposed fields could be made into a premier field. Member Fuentes agreed stating that a premier field could be located closer to the indoor facility and overlook the lake and pond.

Member Lafoon said during busy game days, walking across the parking lot can be dangerous for pedestrians and Member Woodfin said he did not particularly like parking along Robinson Street in Concepts B and C; however, if the area is landscaped really well it would be more esthetically pleasing. He said it would be nice to have three (3) entrances off of Robinson Street and another entrance off of 12th Avenue N.E. Chairman Dillingham agreed and felt it would be good if Concept B could offer an entrance into the park that is similar to the same entrance in Concept A. She also felt the design concepts could be enhanced if some of the fields were removed to allow views of the lake/pond from the plaza area. Chairman Dillingham said Concept A would promote horrible traffic in the parking lot and Member Gollahalli asked whether the parking spaces would be straight or angled, stating angled parking promotes one-way driving and larger vehicles would have a hard time maneuvering around.

Member Gollahalli felt the Committee consensus is Concept B since it allowed more access to the park area and offered more green space. Ryan Eshelman concept B also creates a wind break for the facility. Councilmember Castleberry asked whether the east/west soccer fields were an issue, i.e., sun in eyes, etc., and Member Fuentes said they are not preferred but are tolerated. Member Gollahalli suggested leaving three (3) fields on the southwest side of the property unfenced so the public can access easily.

Norman Forward Griffin Park Ad Hoc Advisory Group

Page 3 of 3

April 27, 2017

Indoor Training Facility

Ryan Eshelman with GSB highlighted the indoor training facility and said it will be approximately 45,000 square feet with a secure lobby. The design will include flex meeting and/or classroom areas that are adjacent to the field/training area; fitness equipment; and overhead doors. A toilet area is located on the back side of the facility along with referee rooms, a food pantry area, and a hospitality area. Member Gollaholli asked if the indoor facility would have a soccer field and Member Gillis felt if the budget allowed it, an indoor soccer field would be a big public driving force. Member Fuentes said it would be nice to have a locker room at the indoor facility either now or one that could be added later and Jud Foster asked whether the Committee felt a locker room or workout space was more important. Members Fuentes and Laffoon both felt locker rooms were more important and double cubbies in the locker room would be a good choice.

ITEM 3, being:

DISCUSSION OF PHASE TWO REGRADING

Member Laffoon felt it would be better economically to regrade all four (4) fields and Member Fuentes asked if the fields were going to be sprig or turf. Member Gillis said if the wall is redone on field 9, the lights will need to be moved and upgraded on field 8. Jud Foster suggested regrading fields 7 and 10 due to the current staging area and Matt Hendren agreed. Member Gollaholli felt in order to keep up the momentum, do the wall and lights first then regrade next year. Chairman Dillingham asked if it would be possible to do all the retaining walls as well as the electrical infrastructure and Member Gillis said the wiring and bases need to be ready for the lighting contractor. Jud, Matt, and Member Gillis will review the current staging area on field 7 and send an email stating all the regrading options.

ITEM 4, being:

MISCELLANEOUS DISCUSSION

Chairman Dillingham felt it was important to keep the public informed about the progress of the Griffin Sports Complex and Jim Crosby said an 8 x 8 billboard reflecting the plan can be installed at the location.

The next meeting is scheduled for May 11, 2017, at 3:00 p.m.

ITEM 5, being:

ADJOURNMENT

Member Gillis made the motion and Chairman Dillingham seconded to adjourn the meeting. The vote was taken with the following results:

YEAH: Chairman Dillingham and Members Fuentes, Gillis, Laffoon, and Woodfin

NAY: None

Passed and approved this _____ of _____ 2017.

Carol Dillingham, Chairperson